

# Residential Real Estate Report for Woolwich and Wellesley January 2024



## Single Family

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	27	30	+ 11.1%	27	30	+ 11.1%
Sales	12	16	+ 33.3%	12	16	+ 33.3%
Days on Market Until Sale	48	40	- 16.7%	48	40	- 16.7%
Median Sales Price*	\$905,000	\$875,000	- 3.3%	\$905,000	\$875,000	- 3.3%
Average Sales Price*	\$941,515	\$991,393	+ 5.3%	\$941,515	\$991,393	+ 5.3%
Percent of List Price Received*	96.0%	99.6%	+ 3.8%	96.0%	99.6%	+ 3.8%
Inventory of Homes for Sale	41	39	- 4.9%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

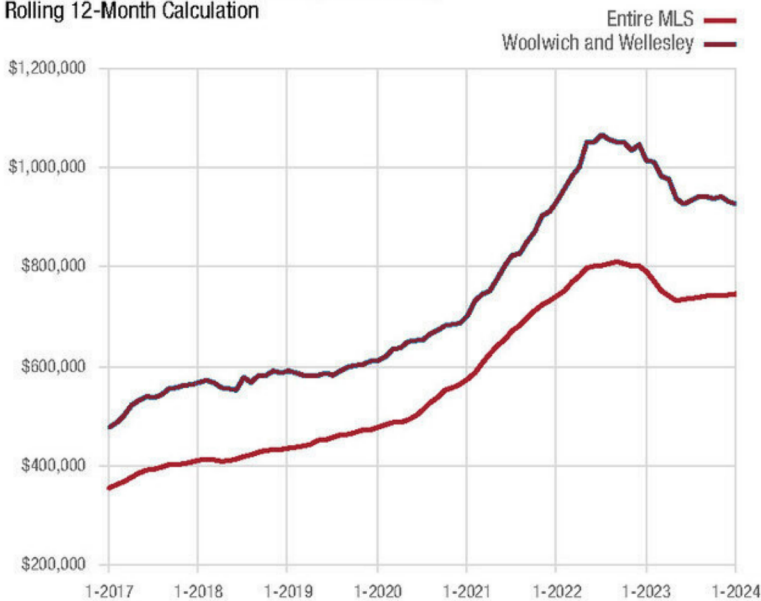
## Townhouse/Condo

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	3	5	+ 66.7%	3	5	+ 66.7%
Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	54	45	- 16.7%	54	45	- 16.7%
Median Sales Price*	\$625,000	\$610,000	- 2.4%	\$625,000	\$610,000	- 2.4%
Average Sales Price*	\$625,000	\$612,333	- 2.0%	\$625,000	\$612,333	- 2.0%
Percent of List Price Received*	96.6%	99.5%	+ 3.0%	96.6%	99.5%	+ 3.0%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

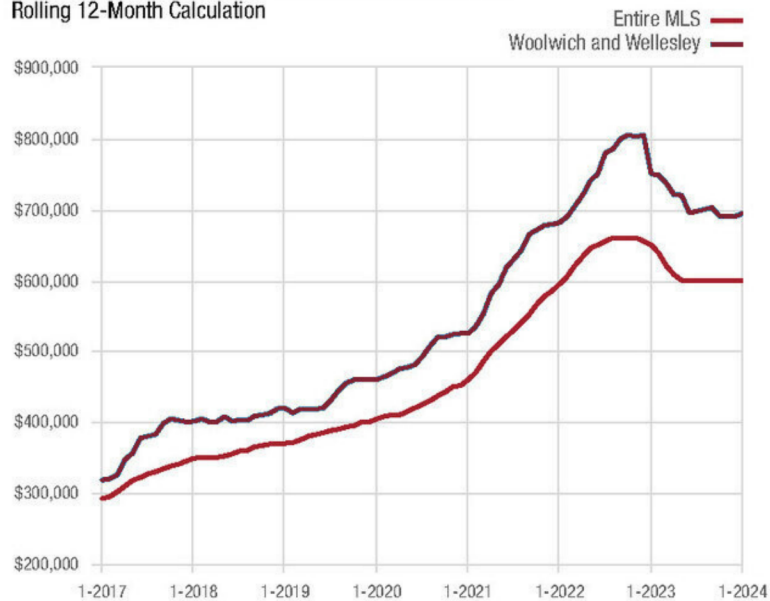
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.